



**CITY COUNCIL WORKSESSION, PUBLIC HEARING, & REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO (NEW LOCATION)**

TUESDAY, FEBRUARY 10, 2015

5:00 P.M. Worksession/Regular Session/ 6:30 P.M. Public Hearing/Action

MINUTES

WORKSESSION/REGULAR SESSION 5:00 P.M.

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Sean Terry called the meeting to order at 5:08 p.m. Councilmembers present were Lori Vaden, Chad Anderson, Wayne Nabors and Mayor Pro Tem Carmen Roberts. Councilman Vincent Ramos was absent.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. FY 2014 Audit Presentation – *Finance Director Jay Toutouchian introduced Tommy Nelson with Scott, Singleton, Fincher and Company, PC who presented highlights from the audit and stated that the city was in good shape financially.*
- B. Quarterly Financial Summary – *The summary was presented by Finance Director Jay Toutouchian.*
- C. Capital Improvement Plan – *City Manager Mike Foreman introduced Jim Sabonis with First Southwest who presented the city's debt capacity analysis. Councilman Nabors stated that the Finance Committee's recommendation is to heed the advice of the Financial Advisor (regarding debt issuance).*
- D. Engineering Update – *Public Works Director Gabe Johnson gave updated information regarding SH 289 irrigation and lighting, and roadway construction. He introduced Buddy Minnett with Specialty Land Services who is obtaining waterline easements for the city.*
- E. Employee Introductions/Recognitions – *None this month.*
- F. Discussion regarding any and all agenda items – *No further discussion took place.*

The City Council convened into executive session at 6:06 p.m. with City Manager Mike Foreman and City Attorney Lance Vanzant.

III. EXECUTIVE SESSION:

City Council will convene into Executive Session pursuant to Texas Government Code Section 551.074 Personnel, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

- A. Michael Montgomery – new position
- B. Marketing – new position

RECONVENE INTO OPEN SESSION:

- 1. Consider and act upon items discussed in executive session

The City Council reconvened into open session at 6:36 p.m. No action was taken out of executive session.

PUBLIC HEARING/ACTION ITEMS 6:30 P.M.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Corbett Howard gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

Mayor Terry and Councilman Nabors presented Avisse Samuel, a visiting pastor from Africa with a proclamation thanking him for serving the local schools and community during his visit to Celina and making him an honorary citizen.

VI. OPEN FORUM:

Keith Smith of 3001 Cedar Trail, Clint Duncan of 5414 Pebblecreek, Jim Tokarczyk of 3031 Pecan Grove and Mike Cleburg spoke to the council about their concerns regarding a proposed sewer line in their Twelve Oaks neighborhood including returning their property to original condition, possibly tying into the system, easements too wide, the brokerage firm telling them different information, an easement placed in a garage, insurance concerns with a large trench in yards and suggestions to move it somewhere else.

Jane Huddleston of 613 W. Pecan St. requested that the council not accept the proposed low income tax credit housing project on the agenda in the location currently proposed.

Luke, John and Lily Vanzant invited council members to speak at an event for their homeschool community about the work they do for the city.

VII. CONSENT AGENDA:

- A. Consider and act upon approval of meeting minutes from: 01/13/2015.
- B. Consider and act upon approval of a resolution (2015-08R) of the City Council of the City of Celina, Texas, requesting and supporting an amendment to the definition of "municipality" in the Texas Local Government Code.
- C. Consider and act upon approval of a resolution (2015-09R) of the City Council of the City of Celina, Texas, supporting the Keep Texas Beautiful, Inc. Organization in Celina, Texas and establishing a Keep Celina Beautiful Committee.
- D. Consider and act upon approval of an ordinance (2015-11) of the City Council of the City of Celina, Texas, amending the Code of Ordinances, Chapter 1, General Provisions, Article 1.04: Boards, Commissions, and Committees by adding a new Division 5, establishing the Keep Celina Beautiful Commissions; setting officers; setting a number of members; establishing policy.
- E. Consider and act upon approval of a Joint General & Special Election Contract for election services by and among the City of Celina, Celina Independent School District, Collin College District and Collin County Elections.
- F. Consider and act upon approval of the 2013/2014 Annual Fiscal Audit.
- G. Consider and act to authorize the city manager to submit a letter of objection to Brazos Electric for the proposed Parvin Road Transmission Line and Substation Project-Southeastern Denton County.

Mayor Pro Tem Roberts moved to approve the consent agenda. Councilman Nabors seconded. Motion carried. 4-yes;0-no.

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance (2015-12) amending the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 4: Landscape Requirements.

Mayor Terry opened the hearing. No public comment was received. Mayor Terry closed the hearing. Councilman Anderson moved to approve item A. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- B. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance (2015-13) amending Ordinance 2006-27 Planned Development District #23. The

property is ±119.1 acres and is comprised of tracts 59, and 62 of the Collin County School Land Survey #14, Abstract Number 167, in Celina Texas. The property is generally located east of County Road 52, south of County Road 55, north of County Road 53 and west of the Burlington Northern Santa Fe Rail Road. (G-Bar 7)

Mayor Terry opened the hearing. No public comment was received. Mayor Terry closed the hearing. Mayor Pro Tem Roberts moved to approve item B. Councilwoman Vaden seconded. Motion carried. 4-yes;0-no.

- C. The Celina City Council will conduct a public hearing to consider testimony regarding a zoning amendment request on ± 112.286 acres situated in the Coleman Watson Survey, Block 4, Tract 51, Abstract No. 945 in Collin County, Texas to PD (Planned Development). The property is generally located north of FM 1461, west of FM 2478, east of County Road 84, and south of Brinkman Ranch Road. (Wellspring Estates)

Director of Planning and Development Services Helen-Eve Liebman presented the applicants request for a gated community. Steven Smith with Fraser Capital gave a presentation to the city council over their development. He asked the council to consider approving the layout and gating. Mayor Terry opened the hearing. Councilman Anderson asked about emergency access in a gated community. Police Chief Metdker said a Knox box would be used. Councilman Nabors expressed concerns regarding maintenance of the roads. Mayor Terry asked if the company had done a gated community before. Mr. Smith answered no. Mayor Pro Tem Roberts stated that she likes gated communities. No public comment was received. Mayor Terry closed the public hearing.

- D. The Celina City Council will conduct a public hearing to consider testimony and take action on a development agreement for a 510.80 acre tract of land located in the F. Wilkerson Survey, Abstract Number 1411, H. Rue Survey, Abstract Number 1111, T. Cox Survey, Abstract Number 309, J. Rue Survey, Abstract Number 1109, and the C. Jackson Survey, Abstract Number 1546, Denton County, Texas the property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields)

Director of Planning and Development Services Helen-Eve Liebman asked if the applicant would like to withdraw their request. Clayton Snodgrass said they would like to withdraw.

Mayor Terry recused himself at 7:32 p.m. and left the room due to a conflict of interest regarding items E, F and G.

- E. The Celina City Council will conduct a public hearing to consider testimony on a zoning amendment request on a ±510.80 acre tract of land located in the F. Wilkerson Survey, Abstract Number 1411, H. Rue Survey, Abstract Number 1111, T. Cox Survey, Abstract Number 309, J. Rue Survey, Abstract Number 1109, and the C. Jackson Survey, Abstract Number 1546, Denton County, Texas, to PD (Planned Development). The property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields)

Mayor Pro Tem Roberts opened the hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

- F. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance (2015-14) amending Ordinance 2009-04 Planned Development District # 39. The property is ± 331.968 acres and is comprised of Lots 14, 15 and 17 of Subdivision 14 of the Collin County School Land Survey, Abstract Number 167, in Celina Texas. The property is generally located west of SH 289 (Preston Road), south of County Road 53, north of Frontier Parkway (County Road 5) and east of the Burlington Northern Santa Fe Rail Road. (Ownsby Property)

Mayor Pro Tem Roberts opened the hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

Mayor Terry returned to the meeting at 7:47 p.m.

IX. ACTION ITEMS:

- A. Consider and act upon a resolution of the City of Celina, Texas, regarding a proposed application of support for a low income tax credit program project, generally located south of E. Ash St., east of Business 289/S. Oklahoma Dr., and west of SH 289/Preston Road.

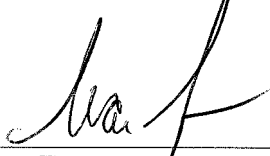
Mr. Jervon Harris, Sr. Vice President of Gardner Capital explained to the council what was being proposed and asked for \$66,500.00 in funding. Councilman Nabors moved to deny the request. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- B. Consider and act upon approval of a resolution (2015-10R) of the City Council of Celina, Texas, authorizing the submission of two grant applications through the Texas Parks and Wildlife Department for the improvement and expansion of Old Celina Park; and authorizing the City Manager to act as the City's executive officer and authorized representative in all matters pertaining to the City's participation in the Texas Parks and Wildlife Department Grant Program.

Director of Parks and Recreation Cody Webb told the council that two grants would be submitted. One for \$75,000.00 and one for \$400,000.00 to be used for land acquisition. Councilman Anderson moved to approve item B. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 8:00 p.m.



Sean Terry, Mayor



Vicki Faulkner, City Secretary
City of Celina, Texas

03/17/2015
Date Minutes Approved

